

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
AUGUST 4, 2015**

**CALL TO
ORDER**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. at the Earl Bennett Building, Conference Rooms A and B, 1035 1st Ave W, Kalispell, Montana. Board members present were Gina Klempel, Mark Hash and Roger Noble. Ole Netteberg and Cal Dyck had excused absences. Erik Mack and Mark Mussman represented the Flathead County Planning & Zoning Office.

There were 3 people in the audience.

**APPROVAL OF
MINUTES
5:59 pm**

Klempel motioned and Noble seconded to approve the July 7, 2015 minutes. The motion passed unanimously.

**PUBLIC
COMMENT
*(Public matters
that are within
the jurisdiction
of the Board
2-3-103 M.C.A)*
5:59 pm**

None.

**PATTI BEACH
(FZV-15-02)
5:59 pm**

A request by Patti Beach for a Zoning Variance to property within the Evergreen Zoning District and zoned R-5 Two-Family Residential. The applicant is requesting a variance to Section 3.13.040(3)(A), "Bulk and Dimensional Requirements", (Front Setbacks), of the Flathead County Zoning Regulations. The property is located at 407 Maple Drive in Evergreen, MT.

STAFF REPORT

Mack reviewed Staff Report FZV-15-02 for the Board.

**BOARD
QUESTIONS**

Noble and Mack discussed the size and shape of the lot and where the applicant would be encroaching.

**APPLICANT
PRESENTATION**

Patti Beach, 2155 9th Street West, Columbia Falls, asked for the variance to be granted so she could move her mobile home to the site.

**BOARD
QUESTIONS**

Hash asked if she agreed with the staff report.

Beach said yes.

Hash asked if she wanted to add anything.

Beach said no.

**PUBLIC
COMMENT**

John Hirschfelder, 420 Mountain View Drive, was against the application due to potential traffic hazards with the situating of the mobile home on the property.

**STAFF
REBUTTAL**

None.

**APPLICANT
REBUTTAL**

None.

**BOARD
DISCUSSION**

Noble and Mack discussed how the mobile home would be placed on the site, the two lots the applicant owned and if the placement of the mobile home interfered with the intersection.

Hash and Mack discussed if there would be traffic hazards with the intersection, if the neighborhood would lose a uniform appearance with the placement of the mobile home not square on the lot and if there was an issue with the placement of a septic system.

Hash asked Beach if she had any information on the placement of the septic system.

Beach said she had taken the information to the appropriate agency and there was not an issue.

Hash asked Hirschfelder if he had any other comments.

Hirschfelder said he knew the 100 feet from the mobile home to the intersection was fine, except he had watched traffic go around the corner. If there was an issue, the traffic would be able to stop but having the driveway where it was located would be tough. He wondered where the location of the driveway would be. The further away from the corner for a driveway, the safer things would be for the applicant.

Beach said there was only one place to put the driveway.

Mack referred to the shared easement between the two lots.

Hash asked Mack if he still felt safe with the placement of the mobile home given the comments from Hirschfelder.

Mack said he was comfortable with the placement.

Noble and Beach discussed the realtor's comments concerning the obtainment of a variance.

Beach and Klempel discussed if the realtor told her what size of home could be placed on the property.

Klempel wanted to say the applicant had met all of the criteria so they could not go in and reconstruct anything because they had met the criteria. That was the reason for a variance.

**MAIN MOTION
TO ADOPT
F.O.F.
(FZV-15-02)**

Klempel made a motion seconded by Noble to adopt staff report FZV-15-02 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FZV-15-02)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

None.

**MAIN MOTION
TO APPROVE
(FZV-15-02)**

Klempel made a motion seconded by Noble to approve FZV-15-02.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
APPROVE
(FZV-15-02)**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS
6:15 pm**

None.

NEW BUSINESS None.
6:15 pm

ADJOURNMENT The meeting was adjourned at approximately 6:15 pm. on a motion by Klempel. The next meeting will be held at 6:00 p.m. on September 1, 2015.

C. Mark Hash, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 9 / 1 / 15*